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BEFORE THE ARIZONA CORPORATION COMMISSION

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Arizona Corporation Commission

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APPLICATION OF ARIZONA UTILITY)
SUPPLY & SERVICES, LLC FOR A)
CERTIFICATE OF CONVENIENCE AND)
NECESSITY TO PROVIDE SEWER SERVICE)
TO PORTIONS OF PINAL COUNTY,)
ARIZONA.)

DOCKET SW-004002-01-0228

IN THE MATTER OF THE APPLICATION OF)
JOHNSON UTILITIES, L.L.C., DBA JOHNSON)
UTILITY COMPANY, FOR AN EXTENSION OF)
ITS CERTIFICATE OF CONVENIENCE AND)
NECESSITY TO PROVIDE WATER AND)
WASTEWATER SERVICE TO THE PUBLIC)
IN THE PRESCRIBED AREA IN PINAL)
COUNTY, ARIZONA)

DOCKET WS-02987A-01-0295

**REQUEST TO MODIFY
REQUEST FOR EXTENSION
OF TIME TO COMPLY WITH
REQUIREMENTS OF DECISION
NO. 64288**

On December 28, 2001, the Arizona Corporation Commission ("Commission") issued Decision No. 64288 granting a certificate of Convenience and Necessity to Arizona Utility Supply & Services, LLC ("AUSS") to provide sewer service in Pinal County, Arizona. In that decision, AUSS was required to satisfy certain conditions set forth in Findings of Fact ("FOF") nos. 77, 78, 82, and 83. AUSS has complied with certain items of those conditions, but had requested and filed with the Commission a request for limited extension of time on December, 27, 2003.

Because certain conditions have changed since the December 27 filing. This is a request to

modify that request as shown herein.

AUSS and Johnson Utility (JUC") have agreed that AUSS would delete a portion of its CC&N area and that JUC would ask the Commission to extend that portion of AUSS's deletion to the existing CC&N of JUC. AUSS and JUC have agreed to jointly build a regional wastewater treatment facility in the Pecan Ranch property to be known as the Pecan Water Reclamation Plant ("Pecan WRP"). AUSS has agreed with JUC to have the Pecan WRP treat the sewage from the limits of AUSS's CC&N area and have also agreed to pay JUC a wholesale rate for JUC to treat that sewage at the Pecan WRP. JUC's 208 Amendment will have to be changed to include the CC&N area of AUSS. AUSS has filed with the Commission an application to delete a portion of its CC&N with JUC approving the addition of or extension to JUC's CC&N sewer service area. The construction of the Pecan WRP was started in December of 2001 and should soon be completed with in the next 60 to 75 days. Trunk sewer lines are being constructed at this time to connect the service area of AUSS to the Pecan WRP. A map of those sewer lines extensions are herewith enclosed for reference.

Finding of Fact No. 77

1. AUSS has complied with supplying the Commission with a copy of its Pinal County franchise for the area of the CC&N area.
2. AUSS has filed with the Commission evidence of its approved 208 Plan and included for reference a copy of its approved Aquifer Protection permit (APP) by Arizona Department of Environmental Quality (ADEQ). Also enclosed was the approved 208 Plan and APP for the Meadow Vista Wastewater Treatment Plant (WWTP) that treats a portion of AUSS's CC&N area. AUSS has filed for a 208 Plan Amendment to have their entire CC&N area be included in the service area of the Pecan WWTP. A copy of that 208 Plan Amendment and schedule is herewith included for reference. **AUSS herein request that the requirement for the complete 208 Plan be extended until December 29, 2004.**
3. The plans for the Castlegate WWTP have been abandon in order to have the Pecan WRP treat the sewage from that subdivision. **AUSS herein request that the requirement concerning the Castlegate WWTP be deleted as a requirement by the Commission.**

4. The plans for the Pecan WWTP have been abandon in order to have the Pecan WRP treat the sewage from the Cambria subdivision. **AUSS herein request that the requirement concerning the Cambria WWTP be deleted as a requirement by the Commission.**
5. Because the Pecan WRP will be a regional treatment plant to treat all the sewage from Arizona Utility Supply & Service, LLC's CC&N area, **AUSS herein request that the Commisison's requirement to have ADEQ approved plans for a regional plant be deleted.**

Finding of Fact No. 78.

AUSS has filed with the Commission and the Commission has approved the tariff as filed on January 24, 2002. A copy of that filing was enclosed.

Finding of Fact No.82.

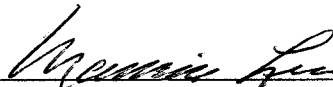
AUSS, on February 22, 2002 filed with the Commission evidence of satisfying this requirement of refunding to Madison Diversified the amount of \$183,467.00. A copy of that filing was enclosed for reference.

Finding of Fact No. 83.

AUSS has complied with all aspects of transferring the Links WWTP to AUSS in reference to Cambria WWTP. AUSS no longer needs the real property that was to be transferred to AUSS from Woodside Homes. **AUSS herein request that the requirement of transferring the real property to AUSS be deleted and the requirements of transferring the assets of the Cambria WWTP to AUSS be extended to July 1, 2004.**

Respectfully submitted this 29th day of December, 2003

ARIZONA UTILITY SUPPLY & SERVICES, LLC



Maurice Lee, Managing Member
Arizona Utility Supply & Services, LLC
5230 E. Shea Blvd. #220
Scottsdale, AZ 85254
(602)596-6335

CERTIFICATE OF SERVICE

I hereby certify that on this 29TH day of December, I caused the original and 15 copies of the foregoing to be filed with:

Docket Control
Arizona Corporation Commission
1200 West Washington St.
Phoenix, AZ 85007

Copies of the foregoing were hand-delivered
This 29th day of December, 2003.

Marc Stern
Administrative Law Judge
ARIZONA CORPORATION COMMISSION
1200 W. Washington St.
Phoenix, AZ 85007

Janice Aalward, Staff Attorney
Legal Division
ARIZONA CORPORATION COMMISSION
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Jim Fisher, Utilities Division
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Phoenix, AZ 85012-2114
Attorney for Arizona Supply
& SERVICES, LLC

By: _____

Maurice Lee

MASTER SEWER PLAN



SOUTH OF OCOTILLO

CASTLEGATE	1409 D.U.
OCOTILLO MEADOWS	253 D.U.
LAS PRADERAS	273 D.U.
LINKS ESTATES	172 D.U.
CAMBRIA ESTATES	834 D.U.
	<u>2942 D.U.</u>

NORTH OF OCOTILLO
PROPOSED
CC&N EXPANSION

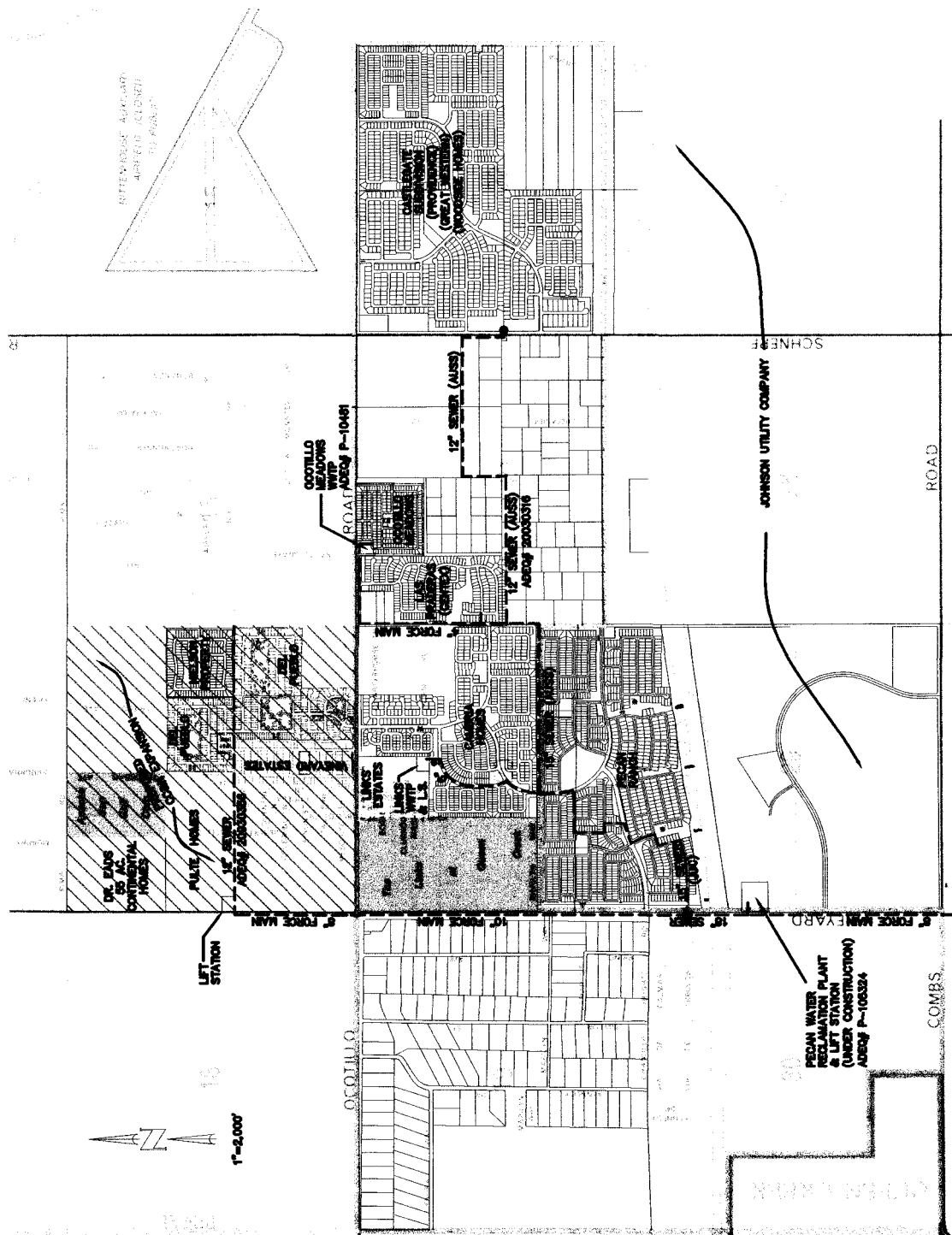
DEL PUEBLO	438 D.U.
NIELSON PROPERTY	159 D.U.
VINEYARD ESTATES	161 D.U.
DR. EADS	<u>166 D.U.</u>
	924 D.U.

LEGEND

- | | |
|---|--------------------------------------|
|  | PROPOSED CC&N EXPANSION |
|  | EXISTING CC&N AREA |
| (AUSS) | ARIZONA UTILITY SUPPLY & SERVICE CO. |
| (JUC) | JOHNSON UTILITY CO. |

ARIZONA UTILITY SUPPLY
& SERVICES, LLC

5230 E SHEA BOULEVARD
SCOTTSDALE, ARIZONA SUITE 220
PHONE 480.596.6335
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**TENTATIVE TIMETABLE FOR
PLAN AMENDMENT NO. 9 PECAN RANCH WWTP
208 PLAN AMENDMENT PROCESS**

Send Public Notice to Newspaper to run Tues. 11/18/03	Friday, November 14, 2003 (To Newspaper Before 12:00 Noon)
Need 5 copies of Final Draft for Public Review	Deadline: Tuesday December 2, 2003
Public Hearing (Must Attend) Board of Supervisors Chambers 31 N. Pinal St. Bldg A, Florence, AZ	Monday, January 5, 2004 10:00 A.M.
Need 15 copies of Final Draft to mail to the Environmental Planning Committee (EPC)	Monday, December 22, 2003
Management Committee Packet Mailed (12/30/03) Need 20 Copies	Monday, December 22, 2003
Environmental Planning Committee Meeting (EPC) CAAG Conference Room, 402 Main St. Superior (Must Attend)	THURS. Wednesday, January 8, 2004
Management Committee Meeting (Must Attend) CAAG Conference Room, 402 Main St. Superior	Friday, January 9, 2004 10:00 AM
Regional Council Packets Mailed Need 25 copies	Friday, January 9, 2004
Mail Final Copies to State Water Quality Working Group Need 20 copies	Tuesday, January 27, 2004
Regional Council Meeting Must Attend Location to be Announced	Wednesday, January 21, 2004
State Water Quality Working Group Meeting 10:00 AM, League of AZ Cities and Town Bldg. Downstairs Conference Room 1820 W. Washington Street, Phoenix Must Attend	February 2004

**TOTAL OF 85 COPIES OF THE FINAL DRAFT PLAN AMENDMENT NEEDED BY THIS
SCHEDULE**

**CAAG 208 WATER QUALITY
PLAN AMENDMENT
FOR
ARIZONA UTILITY SUPPLY AND SERVICE, LLC**

SEPTEMBER 2003

PREPARED FOR:

Arizona Utility Supply and Service, LLC
5230 E. Shea Blvd, Suite 220
Scottsdale, Arizona 85254
Ph: 480-596-6335
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PREPARED BY:

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Fax: 480-596-6437
SUS NO. 3002



**CAAG 208 WATER QUALITY
PLAN AMENDMENT
FOR
ARIZONA UTILITY SUPPLY AND SERVICE, LLC**

SEPTEMBER 2003

PREPARED FOR:

**Arizona Utility Supply and Service, LLC
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SUS NO. 3002**

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SECTION 1 - INTRODUCTION

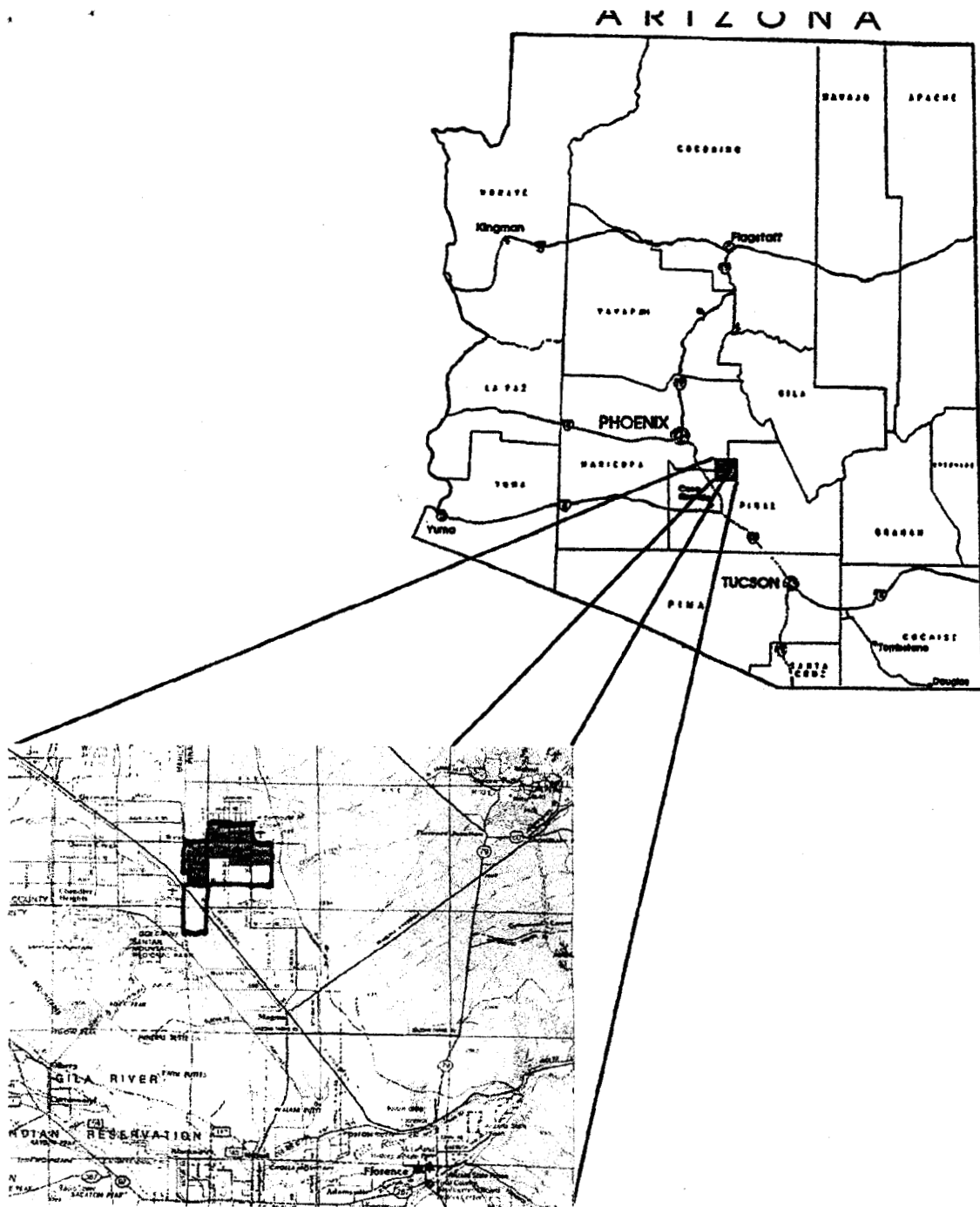
The proposed Pecan Ranch WWTP will be located in Pinal County in an area of relatively flat topography. The site is equally accessible to Phoenix and Tucson metropolitan regions and close to Florence, Apache Junction and Queen Creek. The land within, and surrounding, these projects has historically been used for agricultural purposes. There are currently no sanitary districts or wastewater facilities within the area.

This expansion of the Pecan WWTP service area includes the existing A.U.S.S. CC & N service area and the A.U.S.S. CC & N service area expansion. The existing area within the A.U.S.S. CC & N service area includes all of Sections 19, 21, and 22, about $\frac{3}{4}$'s of Section 30 and the North $\frac{2}{3}$'s of Section 20, all in Township 2 South, Range 8 East. The CC & N expansion includes Sections 16, and 17, all in Township 2 South, Range 8 East. (See Exhibits 2 and 7)

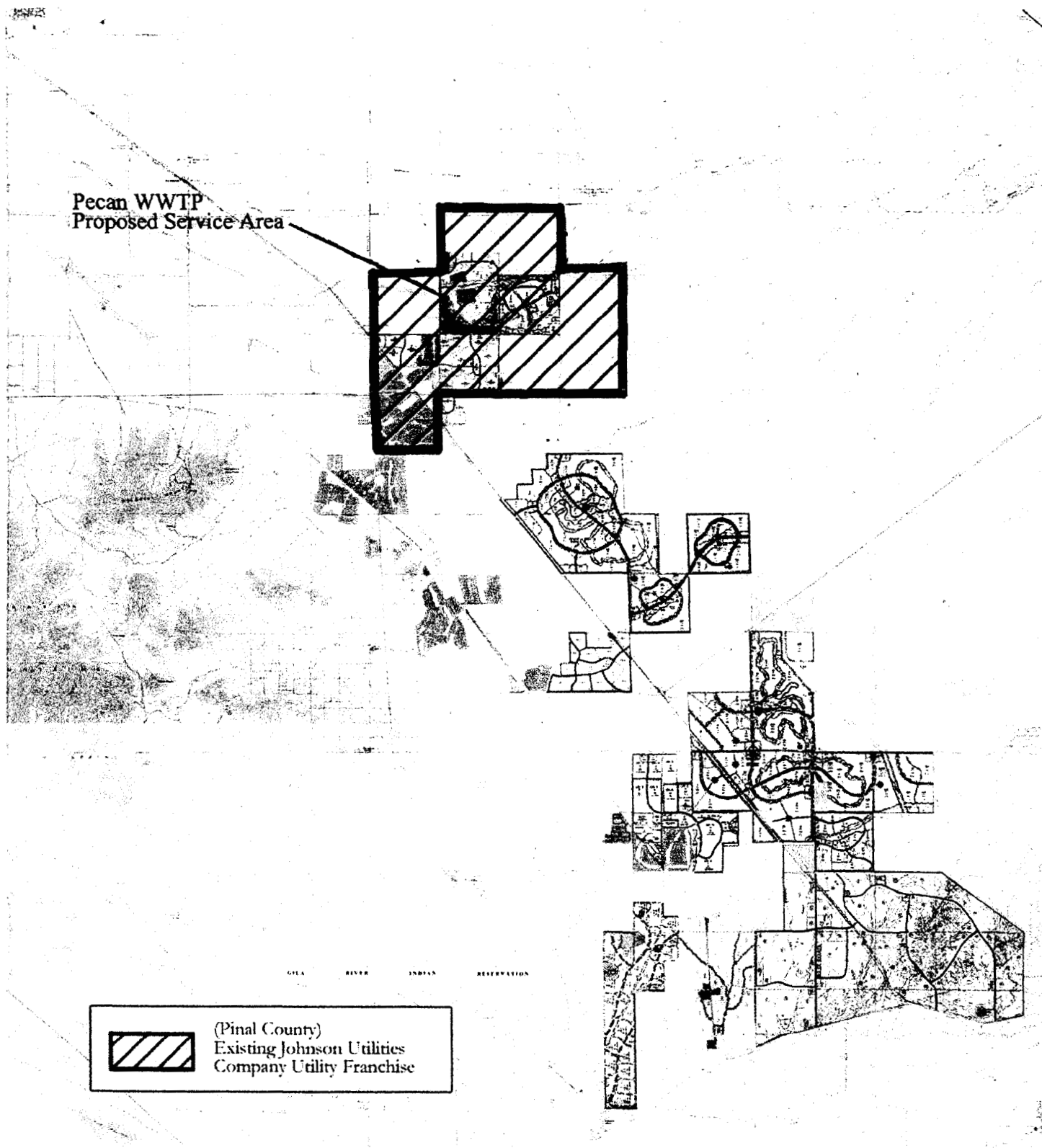
The wastewater treatment plant (WWTP) will be located on Pinal county land, a few miles from the Town of Queen Creek. Queen Creek is in the southeast portion of Maricopa County, with three square miles of the town limits extending into Pinal County. Before it was officially incorporated as a town, Queen Creek has been a small agriculture and farming community for several decades. The land is a desert environment with two major washes, Sanokai and Queen Creek traversing the area. The proposed service area is equally accessible to Phoenix and Tucson metropolitan regions and close to Florence, Apache Junction, Gilbert, and Mesa.

The proposed Pecan Plant will be located in Section 29 and will initially service approximately 1,280 acres of Planned Area Developments (PAD). At build-out, the plant will provide service for approximately 10,000 acres of mixed use developments, schools, commercial areas, golf courses, and open spaces located in an area extending from Ellsworth Road on the west, to Sierra Vista Drive on the east, between Germann Road on the north and Roberts Road on the south.

The main objective of this amendment is to relocate the previously proposed Circle Cross WWTP, as discussed in Amendment No. 4, to a proposed site in the Pecan Ranch PAD. This will allow the WWTP to service the areas as presented in the CAAG 208 Water Quality Plan Amendment No. 4, for Johnson Utility Company, L.L.C., April 2001 (CAAG 208 Amendment No. 4), and CAAG 208 Water Quality Plan Amendment No. 4A, May 2002 (CAAG 208 Amendment No. 4A) as well as five additional sections. Johnson Utility Company, L.L.C.'s service area is located within the project areas and will be providing development, maintenance and operation of the wastewater facilities.



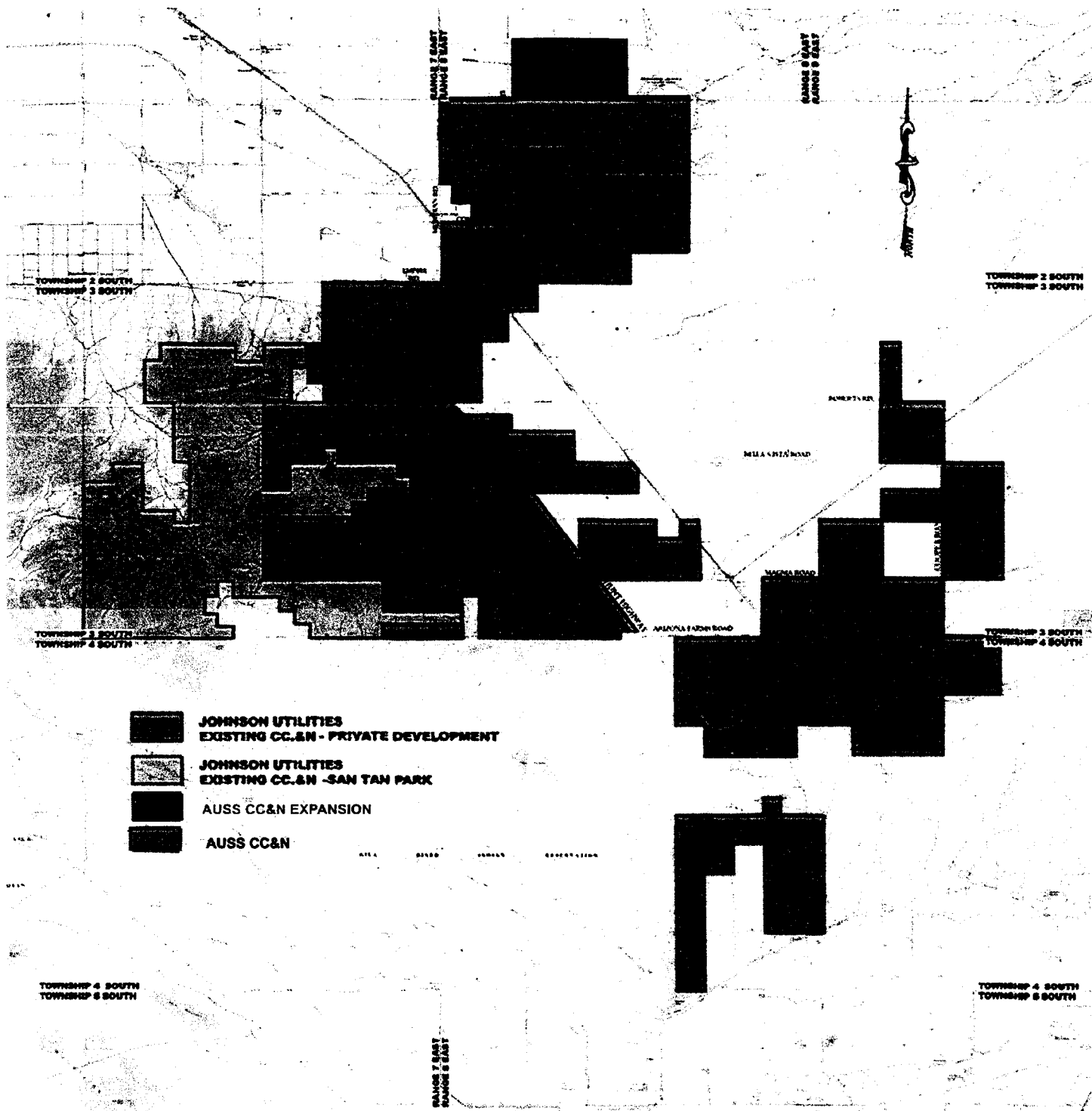
**LOCATION MAP
PECAN RANCH WWTP SERVICE AREA**

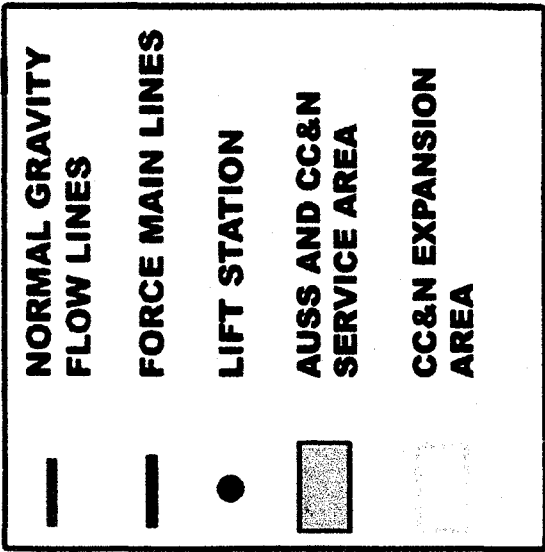


JOHNSON UTILITIES PROPOSED FRANCHISE AREAS Pecan Ranch

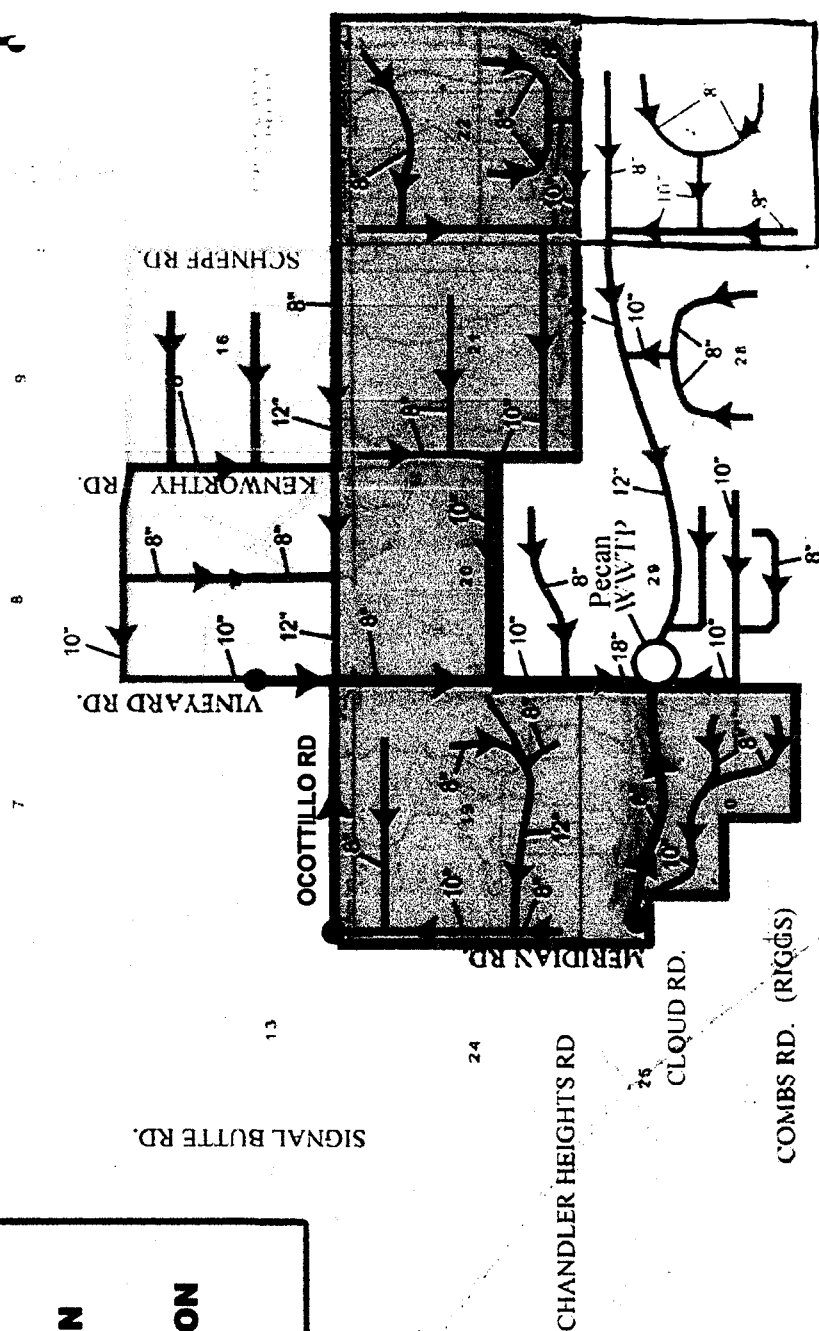
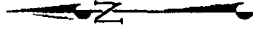
208 Plan Amendment #9

Exhibit 2





RANGE 7 EAST
RANGE 8 EAST



ELLSWORTH RD.

TOWNSHIP 2 SOUTH
TOWNSHIP 3 SOUTH

AUSS, CC&N AND CC&N EXPANSION AREAS EXHIBIT 3A

LAND USE TABLE				
Land Use	Land Use Designation	Proposed Zoning	Res. Per Acre (RAC)	Target Units
LD1	Low Density Residential	CR-1	0.5 - 1.5	1.0
MLD	Medium Low Density Residential	CR-2	1.6 - 4.0	2.8
MD	Medium Density Residential	CR-3	4.1 - 7.0	5.6
MHD	Medium High Density Residential	CR-4	7.1 - 10.0	8.6
HD	High Density Residential	CR-5	10.1 - 20.0	15.1
C/CO	Commercial/Commercial Office	CB-1		
S	School	SR		
P/OS	Park/Open Space	SR		

LAND USE TABLE

EXHIBIT 4

SECTION 2 - DESCRIPTION OF PROJECT

Development regulations serve as the primary mechanism for implementation of the land uses for the project. All construction and development within the PAD area shall comply with applicable provisions of the Pinal County Building Code. For the purpose of these PAD's, the table in Exhibit 4 lists the types of land uses to be established. All projects will contain varying residential densities with a few commercial sites and schools for the convenience of the residents. Proposed Planned Area Developments (PAD) will be developed in two to six phases as described below.

The Pecan Ranch WWTP will be located in Section 29, Township 2 South, Range 8 East, G&SRM, Pinal County, Arizona. The plant will be sized and developed to serve the Pecan Ranch PAD and the surrounding subdivisions with an initial start-up capacity of 1.0 MGD with a total build out of 4.0 MGD. Service agreements will be in place with the individual developments before service will be provided. A copy of the service area has been attached as Exhibits 2 and 3. The location of the WWTP site will allow Pecan Ranch to service future developments as discussed below, within the approved CC&N area. Most of the developments have been previously discussed in the CAAG 208 Amendment No. 4, on pages 40 - 42, and Amendment No. 4A, page 8.

The planned density of the Pecan WWTP service area will include 12 sections of land, 5 of which have been previously discussed in CAAG 208 Amendments No. 4 and No. 4A. The WWTP will be located on the western portion of an 880 acre PAD with approximately 3,180 low to high density dwelling units, a 15-acre elementary school and several commercial areas. It is anticipated the project will be developed in two phases, with the first phase consisting of two-thirds of the commercial property and the elementary school. The second phase will contain the remaining residential units and some commercial property. The additional proposed service areas are described below. The overall Pecan WWTP service area metes and bounds legal description is as follows: All of Sections 16, 17, 19, 20, 21, 22, 27, 28, 29, 31, and all of Section 30 except the Northwest Quarter of the Southwest Quarter, and the South 1320 feet of the West Half of the

Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, all in Township 2 South, Range 8 East, and Section 6, Township 3 South, Range 8 East.

AUSS and Johnson Utility Company have an agreement to provide sewer service to the area within the boundary of the service area. Johnson Utility Company has agreed to treat the sewerage influent from the AUSS service area.

Section 16, T2S, RANGE 8 EAST

Queen Creek Ranchos The development will consist of 640 acres with approximately 218 single family rural residential dwellings. This PAD is located in two sections of Pinal County with single family dwelling units.

Section 17 T2S, RANGE 8 EAST

This section consists of 640 acres, divided as follows: Sun Valley Farms, Unit 2 This proposed PAD will consist of approximately 518 acres to be developed with residential dwelling units. Apache Sun Golf Club is also located in this section on approximately 80 acres in the northern part of the section. Golf View Estates is a proposed PAD to be developed in four units with a total of 78 residential dwelling on 42 acres. A 9-hole golf course is planned for this site.

N ½ Section 20, T2S, RANGE 8 EAST

This section consists of 440 acres, divided as follows: The Links Estates Links at Queen Creek, Units I & II consists of a 150 unit mobile home subdivision in the northwest portion of the section which is currently serviced by a 0.150 MGD WWTP located on the southern portion of the PAD. Woodside Homes is in the process of developing parcels 4, 5, and 6 of a PAD located in the northern portion of the section. Great Western Homes is developing parcels 1 and 3, and Richmond American is developing parcels 2 and 7. It consists of 238 acres which will support approximately 834 residential dwelling units. Approximately 17% will be open space consisting of village greens, pocket parks and retention areas. It is estimated this site will be developed in seven phases over a three year period.

N ½ Section 21 T2S, RANGE 8 EAST

Centex property is located in the northwest portion of the section on approximately 80 acres. This land has been rezoned to support approximately 273 rural residential dwelling units. The PAD may also consist of some commercial sites and open space. Meadow Vista development is in the northwest quarter of the section and will include approximately 253 manufactured rental home lots on 40 acres. The Meadow Vista site is in the process of rezoning from manufactured housing to residential homes.

The sections below were previously addressed by CAAG Amendment No. 4A, page 8. No revisions to the CC&N's have been requested at the ACC at this time. Johnson Utility Company and AUSS have entered into a service agreement that will provide sewer service to both AUSS and Johnson Utility Company service area developments.

Section 22, T2S, RANGE 8 EAST

Castlegate Subdivision consists of approximately 276 acres, located in the northern half of the section. The PAD will consist of approximately 1,409 medium to high residential dwelling units, some commercial sites, and a 12-acre elementary school site, to be developed in ten phases. The open space will be approximately 15% and consist of village greens and pocket parks.

Summer Ridge is a PAD consisting of an estimated 100 acres which will be developed with approximately 350 single family dwelling units.

A gravel mine covers the remaining 237 acres of this section. No runoff occurs; the operation re-uses all the runoff. The chemicals used in the operation are regulated under ADEQ and Pinal County. Dust regulations are in place. There are no problems anticipated with this mine.

Section 27, T2S, RANGE 8 EAST

This section is comprised of approximately 640 acres of agricultural land that will be/has been rezoned to support rural residential dwelling units. Based on an estimate of 1.5 houses per acre, the estimated amount of housing units is 960. The PAD may also consist of some commercial sites and open space.

Development regulations serve as the primary mechanism for implementation of the land uses for the projects. All construction and development within the PAD areas shall comply with applicable provisions of the Pinal County Building Code. For the purpose of these PAD's, the table in Exhibit 4 (page 5) lists the types of land uses to be established. All projects will contain varying residential densities with a few commercial sites and schools for the convenience of the residents.

Johnson Utility Company, L.L.C.'s service area is located within the northern section of Pinal County. As part of the Johnson Ranch Development, Johnson Utilities Company was formed as a utility company registered with the Arizona Corporation Commission (ACC) to provide water and sewer service to the area. The franchise for utility service to this area has been granted by Pinal County. The proposed Pecan WWTP and the PAD's it will service are within the currently approved franchise area for the utility. Johnson Utilities Company has obtained, a Certificate of Convenience and Necessity (CC&N) from the ACC in order to provide water and wastewater service for a portion of the service area of the Pecan WWTP, AUSS has the CC&N for the other portion of the service area plus the service area expansion of Sections 16 and 17. Approval of said application will grant Johnson Utilities Company the proper rights and authorities to implement this plan. A copy of the CC&N is on record with the ACC. (*Exhibit 3*), and *Appendix D*).

Areas included in this amendment are only those areas currently approved, or in process of approval by the ACC. The community can be serviced within a short distance and the profile of the mechanical plant is aesthetically inconspicuous. This plant will be able to provide wastewater treatment to adjacent properties providing the parcel is within the approved CC&N, and desires to be serviced. The wastewater plant has anticipated growth in the immediate area, and was sized accordingly.

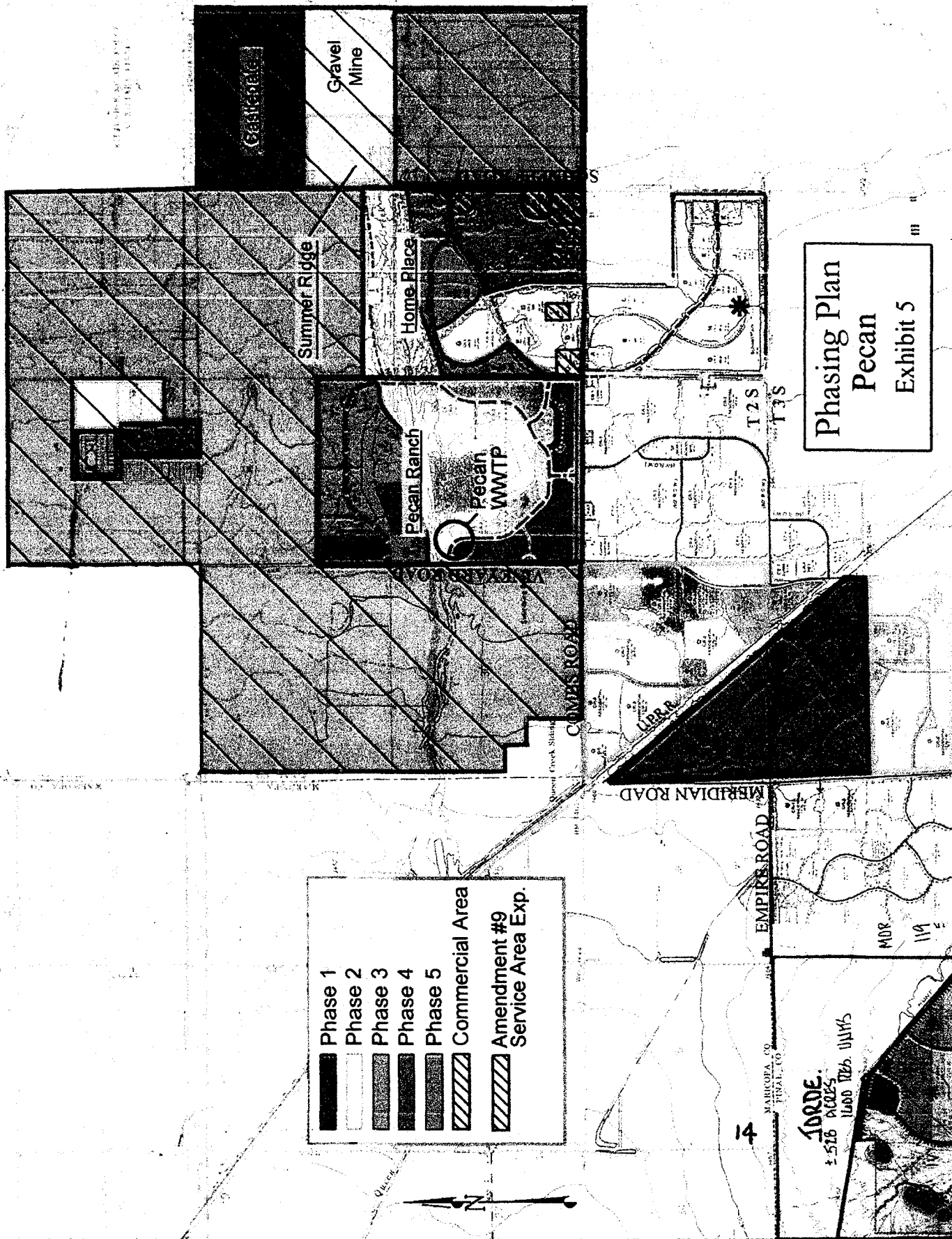
There are two existing plants, and a third in the process of development within the proposed Pecan Ranch service area as described below: (*Exhibit 5*).

Centex WWTP Centex is a Santec wastewater treatment plant located in Section 21, T2S, R8E, G&SRM, ¼ mile east of Kenworthy Road on Ocotillo Road in the northwest corner of the Cambria PAD development. It has been built to service 253 units on the 40-acre Meadow Vista development and has a total capacity of 65,000 gpd. The plant has been utilized for the treatment of domestic wastewater flows from the mobile home park, Section 21, T2S, R8E, G&SRM. It has been sized to treat the wastewater from the mobile home park only, and has not been approved for expansion. The existing 208 is for 250,000 gpd and the existing plant site consists of a conventional aeration, activated sludge process that includes tertiary treatment. Effluent is discharged and disposed of through a Geoflow subsurface drip irrigation system.

Links WWTP The Links WWTP is located in the northern half of Section 21, T2S, R8E, G&SRM, and has been in service since 1995 treating wastewater from the Links Mobile Home Park. It is located ¼ mile east of Ironwood (Vineyard) Road on Ocotillo Road. This facility was a small, 37,500 gpd, plant located adjacent to the Links Golf Course and Mobile Home Park. The facility currently serves 72 lots of the mobile home park and has been expanded to 150,000 gpd. The expansion allowed it to provide service for the Cambria community. Cambria is located just southeast of the Links, and is proposing to develop approximately 238 acres with 834 high density residential dwelling units. This plant is discussed in the CAAG 1994 Water Quality Management Plan and has been approved for expansion up to a capacity of 150,000 gpd.

Cambria WWTP The plant had proposed to service PADs within Sections 19, 20, 21, 22, 29, and a portion of Section 30. The development of this plant has been discontinued. Due to the proposed service areas of the Pecan Ranch WWTP, development of this plant has been stopped, and the plant will not be constructed.

A service agreement will be developed between Johnson Utilities, LLC and Arizona Utility Supply and Service, L.L.C. to allow Johnson Utilities to provide service to the areas previously serviced by the Links and Centex WWTP's. The agreement will also include provision of service to the Cambria development and surrounding areas. It is anticipated that the Links and Centex WWTP's will be phased out, the sites remediated, and the sewer lines connected into the Pecan WWTP infrastructure in the near future.



SECTION 3 - WASTEWATER TREATMENT PLANT PHASING

In preparing the phasing plans, certain assumptions have been made. These include: 1) the rate of growth for the project remains constant as calculated; 2) the rate of growth of other regional projects used in assessing cumulative impacts on phased infrastructure and services remains constant as calculated; and 3) the market demand for proposed residential product type and mix remains constant throughout the phasing intervals. If the build-out rate internal to projects accelerates or decreases, key infrastructure components may be re-phased.

The treatment plant facilities will be developed in four stages as follows:

PHASE	YEAR	INFRASTRUCTURE CAPACITY
A	2003 -2004	Start of Project - Initially, aerated lagoons, when approach capacity, start-up of Aero-Mod Mechanical Treatment Plant and effluent (1.0 MGD).
B	2005 - 2007	Addition of 1.0 MGD mechanical Treatment Effluent Reuse/Excess Discharge.
C	2008 - 2012	Addition of a 1.0 MGD Mechanical Treatment Effluent Reuse/Excess Discharge.
D	2013 - 2015	Build out of and construction of the final 1.0 MGD is estimated to be completed in approximately 12 years. The plant will be able to service a total of 4.0 MGD. This will provide service for 27,000 homes. Build out is dependent on economic development trends over the next 3 years, however, when 27,000 units are on the system no additional hookups will be allowed, unless estimated household wastewater flows differ from actual flows.

The Johnson Utilities Company will collect all wastewater within the designated communities and deliver it to the proposed wastewater treatment plant site. The proposed site is located in the western portion of Section 29, Township 2 South, Range 8 East, G&SRM, Pinal County, Arizona. Based on builder projections, the utility has anticipated that this site will be constructed and operating at full capacity within the next 15 to 20 years. The AUSS service area is presently adjacent to the Johnson Utility service area and the Johnson Utility Franchise area presently overlaps the AUSS service area. The Johnson Utility CC&N service area is immediately adjacent to the AUSS CC&N service area. A service agreement has been developed between Johnson Utilities, LLC and Arizona Utility Supply and Services (AUSS) to allow Johnson Utilities to provide service within the AUSS areas. Johnson Utilities will purchase and construct the WWTP to a total build-out capacity of approximately 4.0 MGD.

The wastewater treatment plant proposed for the Pecan service area will bring several benefits to the Pinal County area:

- Pecan WWTP will provide housing, recreation and employment opportunities for the residents of Maricopa and Pinal County.
- The development will increase the tax base without creating large infrastructure costs for the Counties.
- Pecan will provide a master planned development with a variety of residential and commercial opportunities. This will allow the county to continue to grow in a manner compatible with the respective County's Comprehensive Plan.
- Pecan is located near a major transportation corridor. This will allow for the efficient use of the existing transportation infrastructure.

The population projection estimates for permanent and seasonal residents within Census Tract Two of Pinal County will increase from 30,242 to 71,784 from 1995 to 2010 (Pinal County Comprehensive Plan, Area 1, 1991). By the year 2010, 27,822 projected new housing units are required to meet future housing needs within the Census Tract Two area of Pinal County. These numbers were estimated using historic rural patterns of growth within Pinal County.

According to U.S. Census figures, the Town of Queen Creek's population was 4,316 at the end of April 2000. Based on new single family residential building permits issued between April 2000 and the end of March 2001, it is estimated that by the end of 2001 the population will reach 5,003. An estimate by the demographic data from the 1995 Census has determined by the year 2020, the population will increase to 76,714.

Landscaped open area parks and corridors throughout the developments, irrigated with properly treated effluent, will encourage and enhance outdoor recreational activities. The property contained within the required setbacks will be used for acceptable non-residential uses such as Golf Course corridors which will provide beneficial activities and services to the area residents. Additional uses will include equestrian facilities, RV storage and open activity areas.

SECTION 4 - PECAN WASTEWATER FLOW PROJECTIONS

On the following page is an estimate of the wastewater flows projected for the plant site and the subdivisions it will provide service to (*Exhibit 6*). A more detailed flow breakdown by subdivision can be found in Appendix E, Sewer Flow Projections. If the Flow Projection chart is not available for the specific subdivision, it means the subdivision is still in the development stage and no current PAD has been finalized at this writing.

The Pecan WWTP will be developed in four phases to coincide with the varying PAD phasing (*Exhibit 5*). Phase A of the wastewater treatment plant will be built to a capacity of approximately 1.0 MGD, to provide service for 4,116 residential units, which will include Pecan Ranch PAD and the Links and Cambria service areas. Phase B will service approximately 6,855 dwelling units, and Phase C will service approximately 7,121 dwelling units. The final phase, Phase D, will service the remaining 6,457 dwelling units in the final PAD phase up to the capacity of the plant. The proposed WWTP will have a total build-out capacity of 4.0 MGD when it is completed in 2022, and will be phased in accordance with the growth of the project.

SEWER PLANNING CRITERIA

- 90 GPCD for all residential areas requiring sewers
- 1.8 persons/D.U. for all Adult Community Residences
- 2.6 persons/D.U. for all Family Community Residences
- 1,000 GPAD for all commercial and school areas (ADF)
- 3.0 Peaking Factor for all commercial and school areas (PDWF)
- 250 GPAD for wet weather flow infiltration

WASTEWATER FLOW PROJECTIONS PECAN RANCH				
		Year	Dwelling Units (DU)	Est Residential Flow at 234gal/unit/day
PECAN RANCH WWTP FLOWS	2003-2010	1,104	258,336	
	2011-2016	2,102	491,868	
	2017-2022	1,995	466,830	
TOTAL PECAN RANCH WWTP		5,201	1,217,034	
MEADOW VISTA/CAMBRIA FLOWS	2002-2010	600	140,400	
	2011-2016	450	105,300	
	2017-2022	450	105,300	
TOTAL MEADOW VISTA/CAMBRIA		1,500	351,000	
CIRCLE CROSS	2003-2010	1124	263,016	
	2011-2016	1198	280,332	
	2017-2022	1175	274,950	
TOTAL CIRCLE CROSS		3,497	818,298	
SECTIONS 16, 17, & 18 T2S, R8E	2003-2010	250	58,500	
	2011-2016	350	81,900	
	2018-2022	350	81,900	
TOTAL SECTIONS 16, 17 & 18		950	222,300	
TOTAL PECAN RANCH WWTP FLOWS		17,095	4,000,230	

PECAN RANCH WWTP FLOW PROJECTIONS

EXHIBIT 6

SECTION 5 - PECAN WASTEWATER SYSTEM INFRASTRUCTURE REQUIREMENTS

The Pecan plant will be located within an area consisting primarily of desert scrub lands and relatively flat topography with scattered single family residences and mobile homes. Several residential subdivisions are also under construction within the proposed service area. The area surrounding the site is primarily agricultural land which has been re-zoned for residential and neighborhood commercial development.

The WWTP will be primarily served by gravity sewer mains where possible and force mains where needed. The sewer lift stations will lift all flows from the gravity sewer collection system into the headworks of the treatment plant facility. The lift station pumps will convey the collected wastewater to the WWTP. The influent sewer lift stations will be constructed and upgraded to match the capacity increments of the future wastewater treatment plant as required. The sewer lift stations will be designed using duplex pumps, backup power, and all required facilities to meet the Arizona Administrative Code, Title 18, Chapter 9, Water Pollution Control and Aquifer Protection Permits and ADEQ Bulletin 11. The actual timing and sizing of the wastewater collection systems will depend on phased construction of the projects. Wastewater generation estimates for family and adult residential and commercial uses were derived based on historic flows near these areas. Treated effluent will be pumped by a reclaimed pump station to the golf course for turf irrigation. Recharge basins may also be constructed depending on the amount of effluent produced.

As required by Pinal County Drainage Ordinance, all developments will retain/detain runoff from the 100 year-1 hour storm. Pecan will primarily use the golf course corridor for its detention areas. Onsite runoff that does not drain into the golf course corridor will use designated facilities for detention. Golf course lakes will provide emergency storage as required by regulations.

Historically, the land in these areas has been used for farming or cattle operations and there have been water quality problems in the past. Houses in this area have treated wastewater by using individual septic tanks. To prevent future nitrate problems, Johnson Utilities will not approve septic

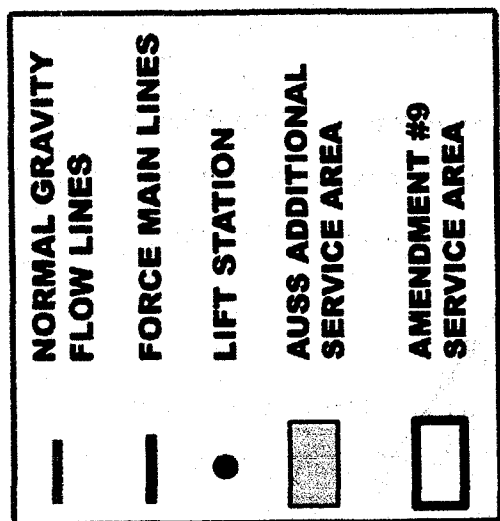
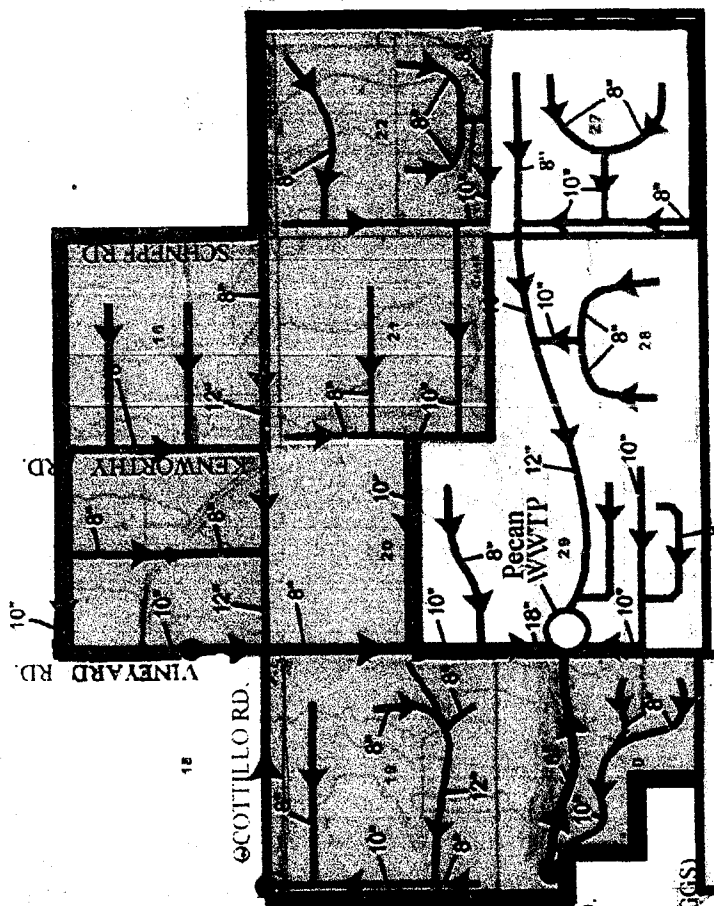
tanks, except for existing or previously approved septic tank systems for developments within the Johnson Utilities service area. By providing a high level of wastewater treatment and quality control methods, Johnson Utilities will work improve the quality of the groundwater in this area.

Overall the quality of domestic water in the Queen Creek Planning area is good. As development occurs in the Queen Creek Planning Areas, greater amounts of domestic water are needed. As agricultural lands are retired, groundwater withdrawals will decrease. In addition, other sources of water, including Central Arizona Project (CAP) water will be used for agricultural purposes, reducing the dependence on groundwater in the area. Water supply problems are not anticipated in the Queen Creek Planning Area.

The treatment plant facilities will be sized to treat the average daily flow (ADF) and accept peak wet weather flows (PWWF) without disrupting the treatment plant process. The wastewater will be treated to "open access" reuse standards. The treated effluent will be pumped by a reclaimed pump station to the planned reuse areas for the two project sites for golf courses, parks, greenbelts, and other turf irrigation. The utilities will be requesting a reclaimed water permit from ADEQ for the site to irrigate at a average rate of 4.0 MGD.

RANGE 7 EAST
RANGE 8 EAST

GERMANN RD.



22

MASTER SEWER SYSTEM LAYOUT EXHIBIT 7

TOWNSHIP 2 SOUTH
TOWNSHIP 3 SOUTH

The proposed wastewater treatment plant layout is illustrated in *Exhibit 8*. The plant will be constructed and phased per service needs as the projects develop. Phase A of the facility will typically consist of an influent pump station, inlet headworks, and a Aero-Mod mechanical Wastewater Treatment Plant having an initial capacity of 1.0 MGD. During the first phase, the volume of effluent generated will be less than the landscaped and golf course area requirements. In future phases, the volume of effluent is anticipated to meet open access requirements and re-use permit allowances. This may be supplemented with CAP and other irrigation district water until the volume of effluent meets the golf course requirement and/or turf irrigation needs. Agriculture in the area does not present any problems with these plants.

Phases B through D of the mechanical treatment facility will consist of project phasing as discussed in the Description of Project.

Johnson Utilities has initiated and anticipated financial requirements for the construction of the mechanical plant in anticipation of developers needs for these areas. The utility has committed to installing the mechanical plant at the proposed site as soon as permitted. An acceptable manufacturer and licensed installer will work with Johnson Utilities will construct the plant. The plant is anticipated to be operational by 2006 at the latest. When the mechanical plant reaches a total build-out capacity, it will be capable of treating 4.0 MGD of domestic wastewater.

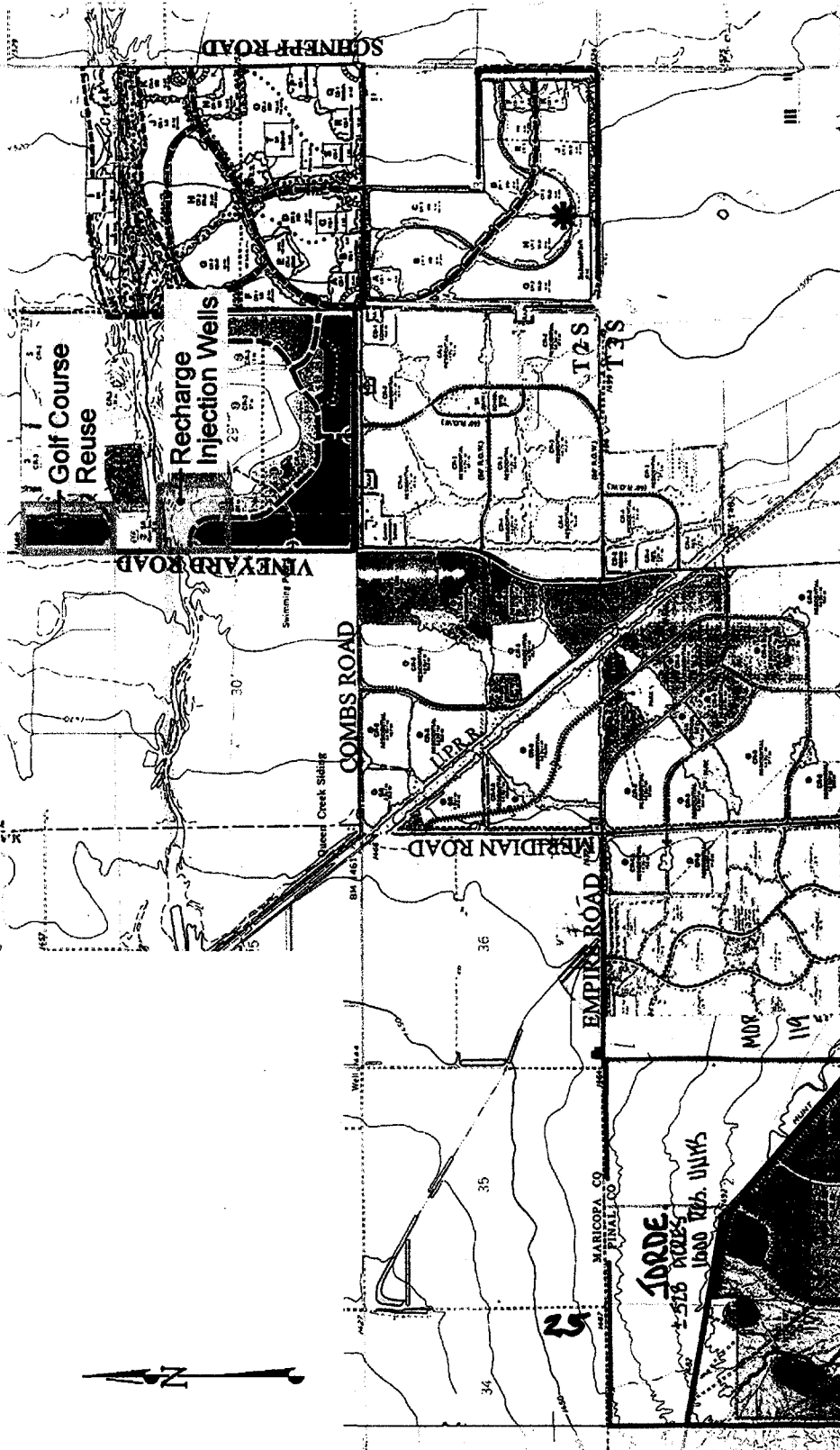
The developers are integrating the recreational areas, such as golf courses, wetlands, parks and recreational lakes, for all sites into the layout for homes, therefore the areas will not be fenced and the reuse effluent will meet open access requirements. If excess flows are experienced during portions of the winter months, effluent will be stored within the golf course lakes or used on landscape areas within the community. Effluent not used for irrigation will be disposed of in recharge wells. Effluent discharges to the waters of the United States is not anticipated.

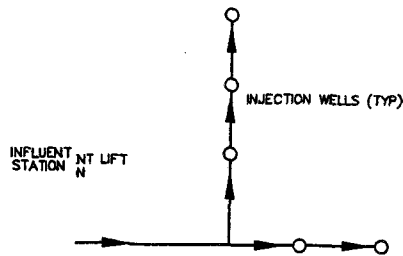
Reuse & Recharge

Plan

Exhibit 8A

RECHARGE AREA
AT VINEYARD FIELD

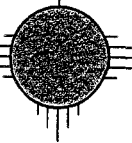




ELEV. 1515	ELEV. 1515
1500	1510
1495	1505
1490	1500
TOP ELEV. 1484.54	
1485	1495
1480	1510
1475	1505
1470	1500
1465	1495

SUNBELT UTILITY SERVICES, L.L.C.

4002 E. TARO LANE
PHOENIX, ARIZONA 85050
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REVISIONS

NO.	DATE	APP.	DESCRIPTION

DESIGNED M.L.
DRAWN F.R.B.
CHECKED S.M.V.
DATE 04/03
SCALE N.T.S.
PROJECT 2002
FILE NAME ?



CLIENT/PROJECT: PECAN WASTEWATER TREATMENT PLANT WWTP

TITLE: PECAN GROVES WASTEWATER TREATMENT PLANT
HYDRAULIC PROFILE/PROCESS FLOW DIAGRAM
PINAL COUNTY, ARIZONA

SECTION 6 - PERMITTING REQUIREMENTS

The following is a summary of the permitting requirements and processes that are required for the wastewater treatment plant facility.

A. Aquifer Protection Permit (APP)

The State Aquifer Protection Permit (APP) Program was established by the Environmental Quality Act (EQA) and is primarily designed to regulate facilities that may discharge to the aquifer. Proof of Best Available Demonstration Control Technology (BADCT) is required. Achievement of BADCT for a wastewater treatment plant facility is outlined in the BADCT guidance document as provided by the Arizona Department of Environmental Quality. APP permits will be applied for starting in 2002. These plants will generate the maximum effluent re-use flow permitted by each permit.

B. Reclaimed Water Permit

Each end user will need to obtain a Reclaimed Water Permit from the Arizona Department of Environmental Quality. A copy of any Reclaimed Water Permits will be included in the Appendix A. Modifications to these permits will be made as required. If all of the reclaimed water is not able to be used on landscaping and golf course areas, impoundments (recharge basins) will be necessary for discharging any excess reclaimed water. The reclaimed water will receive ultraviolet disinfection prior to discharging into basins.

C. Section 208 Plan Amendment

In accordance with Section 208 of the Clean Water Act, an Area Wide Water Quality Management Plan was prepared for the Central Arizona Association of Governments (CAAG). The Water Quality Management Plan has continually been updated through several Plan Amendments and updates. This document will serve as the 208 Water Quality Plan Amendment for Johnson Utilities Company, L.L.C., Pecan Ranch WWTP. CAAG is the planning agency for Pinal and Gila Counties.

D. Arizona Pollution Discharge Elimination System Permit (AZPDES)

A AZPDES permit is required for wastewater effluent planned to be discharged to surface waters of the United States. A AZPDES Permit for effluent discharges to the waters of the United States is not anticipated to be required for this project.

A pre-treatment program for the WWTP will be established in conformance with the Clean Water Act (CWA) for non-domestic wastes. The pre-treatment program will consist of chlorination and de-chlorination of effluent prior to discharge which will determine which non-domestic users should be regulated.

The AZPDES program also regulates sewage sludge under Section 405 of the Clean Water Act (CWA). Part 503 in the Clean Water Act (CWA) controls the quality of sewage sludge that may be applied to land, distributed and marketed, placed in a sludge disposal facility, or fired in a sewage sludge incinerator. The sludge generated at the proposed wastewater treatment plant will be disposed of at an operating landfill certified by the state to handle and dispose of sludge from wastewater treatment plants. Protection of the groundwater at the landfill location will be provided by the landfill facilities. The closest landfill which can accept sludge for disposal is:

Butterfield Station Municipal Solid Waste Landfill
99th Avenue, one mile north of Highway 238
Mobile, Arizona

Operated by:

Waste Management, Inc.
2425 South 40th Street
Phoenix, Arizona 85034
Phone: (602) 256-0630

In discussions with Waste Management, Inc., they anticipate having sufficient disposal capacity to handle the disposal needs of the region for the next 50 years. A NPDES Permit for sludge disposal will not be required by the utility.

A NPDES Stormwater Pollution Prevention Permit will be required for the treatment plant site work. The contractor for the facilities is responsible to obey all NPDES Permit regulations as they apply to construction sites and potential surface water and groundwater contamination. All hazardous materials and potential pollutants shall be stored on site in appropriate storage areas which are constructed to contain any spills or runoff of hazardous materials. Appropriate sites are to be provided for the washing of construction equipment and capture of the runoff. Retention basins, silt traps, and other sediment barriers are to be provided at the site to filter sediment from storm runoff leaving the site. The contractor shall keep the site clean and have covered dumpsters onsite which are emptied on a regular basis.

E. Wastewater System Technical Review

The technical review process consists of submitting a design report and detailed construction plans for the plant site, treatment plant design, required plant details and associated facilities. The plans will be prepared to be in conformance with Engineering Bulletin No. 11, and the

latest version of AAC Title 18, Chapter 9, as issued by the Arizona Department of Environmental Quality.

F. Local Floodplain and Drainage Regulations

The Pecan Ranch WWTP, when entirely built out, are designed to discharge runoff at a rate equal to or less than the current runoff rate as undeveloped property. Detention of the offsite stormwater runoff will be achieved by utilizing a lineal park system, golf course lakes, and open areas. Additional detention/retention facilities will need to be constructed to satisfy additional retention or detention requirements, as determined by the Master Drainage Report. No on-site detention will be provided. Basins will be used to intercept on-site stormwater runoff.

SECTION 7 - PROJECT FINANCING

The cost for the wastewater treatment plant facilities will be provided in part through line extension agreements between the developers and Johnson Utilities and connection fees. The Company was formed as an Arizona limited liability company and has been approved by the Arizona Corporation Commission (ACC) to provide Certificates of Convenience and Necessity (CC&N) for water and wastewater service to this development. As a public service corporation, the Company is required to obtain prior approval of all long-term financing pursuant to A.R.S. 40-301 et.seq.

The long-term debt and the managing membership funds will be provided by the Utility, who is serving this project. The associate membership funds will be provided by substantial homebuilders who acquire given subdivisions within the development and who will also pay the costs associated with the utility facilities for that subdivision as part of the acquisition cost. Developer payments will cover all costs for onsite facilities, plus a portion of the common facilities needed to serve that subdivision. These expenses will be funded through the Corporation Commission's tariff, docket #U-2987, approved by decision #60223, on May 30, 1997. This public document is on file with the Corporation Commission.

Cost estimates for the WWTP development are provided on Exhibit 10, page 30. The estimate is based on a 0.5 MGD Sequence Batch Reactor (SBR) plant. The proposed plant will be a SBR plant to be expanded in phases as determined by increasing residential needs.

As a condition of the Certificate of Convenience and Necessity, the Commission has established the rates at which the Company can charge customers for provisions of the utility services. Those rates include all pro forma costs associated with the operation and maintenance of the wastewater facilities. As operating costs change over the years, the Company will apply to the Commission for

adjustments in those rates to cover all operation and maintenance expenses as well as a return on the investment the Company has made in the utility facilities.

PRELIMINARY CONSTRUCTION ESTIMATE				
BY: JOHNSON RANCH UTILITIES INC				
Description	Unit	Approximate Quantity	Unit Price	TOTAL
1.0 MG AERO-MOD EXTENDED AERATION WWTP	EA	1	\$ 2,500,000.00	\$2,500,000.00
18" ASTM D3034 SDR35 PVC	LF	5,280	\$ 45.00	\$237,600.00
15" ASTM D3034 SDR35 PVC	LF	11,650	\$ 38.00	\$442,700.00
12" ASTM D3034 SDR35 PVC	LF	19,800	\$ 30.00	\$594,000.00
10" ASTM D3034 SDR35 PVC	LF	17,000	\$ 25.00	\$425,000.00
8" ASTM D3034 SDR35 PVC	LF	13,200	\$ 19.00	\$250,800.00
5' DIAMETER MANHOLE, TYPE "A" TOP	EA	45	\$ 2,200.00	\$99,000.00
4' DIAMETER MANHOLE, TYPE "A" TOP	EA	65	\$ 1,600.00	\$104,000.00
10" PLUG	EA	8	\$ 200.00	\$1,600.00
8" PLUG	EA	15	\$ 150.00	\$2,250.00
	SUBTOTAL			\$4,656,950.00
15% CONTINGENCY				\$698,542.50
	TOTAL			\$5,355,492.50

PRELIMINARY CONSTRUCTION ESTIMATE

EXHIBIT 10

APPENDIX

- A** **208 AMENDMENT CHECKLIST**
- B** **SEWER BASIN CALCULATIONS**
- C** **ADEQ AND CAAG CORRESPONDANCE**

APPENDIX A
208 AMENDMENT CHECKLIST

September 2003

**A.U.S.S. AMENDMENT
208 AMENDMENT CHECKLIST
SECTION 208, CLEAN WATER ACT**

AUTHORITY

1. **Requirement:** - Proposed Designated Management Agency (DMA) shall self-certify that it has the authorities required by Section 208(c)(2) of the Clean Water Act to implement the plan for its proposed planning and service areas. Self-certification shall be in the form of a legal opinion by the DMA or entity attorney.

Summary: Does not apply; Arizona Utility Supply and Service, LLC and Johnson Utility Company are not a DMA.

Addressed on Page: 10,11 &12.

20-YEAR NEEDS

2. **Requirement::**
- Clearly describe the existing wastewater (WW) treatment facilities:
 - Describe the existing WWTP facilities.

Summary: There are two existing facilities on this site, and one in the process of development; The Links WWTP, Centex WWTP and the Cambria WWTP (in process). The two working WWTP will eventually be phased out and their flows will be directed to the Pecan Ranch WWTP; work on the Cambria plant has been halted and the plant not constructed.

Addressed on Page: 11 -12.

3. **Requirement:** - Show WWTP certified and service areas for private utilities and sanitary district boundaries if appropriate.

Summary: A.U.S.S. CC&N area and the CC&N expansion area is shown on Exhibit 3. Johnson Utilities Company has been formed as a utility company registered with the Arizona Corporation Commission to provide water and sewer service for the Johnson Ranch area. The current Franchise Areas are as shown in Exhibit 2. The existing CC&N boundaries and pending CC&N areas are as shown on Exhibit 3.

Addressed on Page: 4, 5, & 6.

4. **Requirement:** Clearly describe alternatives and the recommended WWTP plan:

- Provide POPTAC population estimates (or COG-approved estimates only where POPTAC not available) over 20-year period.

Summary: The Pecan Ranch service area will cover approximately 10,000 acres with an estimated 27,000 dwelling units. All projects will be developed in approximately two to four phases consisting primarily of family and adult residential property.

Addressed on Page: 14 - 16.

5. **Requirement:** - Provide wastewater flow estimates over the 20-year planning period.

Summary: Wastewater flow estimates are: $2.6 \text{ per/D.U.} \times 90 \text{ GPCD} = 234 \text{ Gal/D.U.}$ It is anticipated that the wastewater treatment facilities will be at full capacity within the next 15 to 20 years.

Addressed on Page: 15, & 18.

6. **Requirement:** - Illustrate the WWT planning and service areas.

Summary: This WWTP will service Pecan Ranch's service area and future developments adjacent to these projects within the CC&N areas.

Addressed on Page: 8-13, and Exhibits 3A, 5 & 6.

7. **Requirement::** - Describe the type and capacity of the recommended WWTP Plant.
- Summary:** The WWTP will be sized for a total capacity of 4.0 MGD. The plant will be a Aero-mod mechanical wastewater plant with effluent reuse on turf areas.
- Addressed on Page:** 23, & EXHIBIT 9.
8. **Requirement::** - Identify water quality problems, consider alternative control measures, and recommend solution for implementation.
- Summary:** Johnson Utilities will work to improve the quality of the groundwater in this area by meeting effluent reuse standards for open-access golf courses and meeting Type 2 Class A+ reclaimed water requirements, which is equivalent to secondary treatment and disinfection. To prevent future nitrate problems, Johnson Utilities will not approve septic tanks, except for existing or previously approved septic tank systems for developments within the Johnson Utilities service area.
- Addressed on Page:** 18, 20-21, & 23.
9. **Requirement:** - If private WWTP utilities with certificated areas are within the proposed regional service area, define who (municipal or private utility) serves what area and when. Identify whose sewer lines can be approved in what areas and when?
- Summary:** The Pecan Ranch project is located within the existing sewer and water certificated areas of Johnson Utilities, L.L.C. The Links WWTP provides service for the Links Mobile Home Park, and the Centex WWTP provides treatment for the 253 units of the Meadow Vista development
- Addressed on Page:** 11-13, and Exhibits 2, 3, 3A & 5.
10. **Requirement::** - Describe method of effluent disposal and reuse sites (if appropriate).
- Summary:** The treated effluent will be used for irrigation of the golf courses that have been constructed within the PADs as well as irrigation uses within other open spaces and landscaping within the developments.
- Addressed on Page:** 15, 20 -23, & EXHIBIT 8A.

11. **Requirement::** - If Sanitary Districts are within a proposed planning or service area, describe who serves the Sanitary Districts and when.
- Summary:** There are no existing Sanitary Districts in the proximity of Pecan Ranch project, other than Johnson Utilities, L.L.C.
- Addressed on Page:** 1.
12. **Requirement::** - Describe the ownership of land proposed for plant sites and reuse areas.
- Summary:** The WWTP Parcel and the surrounding open space around the WWTP have been deeded to Johnson Utilities. The reuse areas (golf course, open space, etc.) are currently owned by the corresponding entity. George H. Johnson, is the owner of Johnson Utilities Co., L.L.C.
- Addressed on Page:** 16.
13. **Requirement::** - Address time frames in the development of the treatment works.
- Summary:** The first phase of the WWTP will initially commence operation in 2003. The project is expected to be completed within the next 6 years.
- Addressed on Page:** 15, 18, & 23
14. **Requirement::** - Address financial constraints in the development of the treatment works.
- Summary:** The project financing for Johnson Utilities is described within Project Financing, Section 7.
- Addressed on Page:** 31.
15. **Requirement::** - Describe how discharges will comply with EPA municipal and industrial stormwater discharge regulations (Section 405, CWA).
- Summary:** All runoff will be directed through landscaped retention basins along with sediment removal and bio-filtration. (*Described in CAAG Amendment #4, Permitting Requirements*).
- Addressed on Page:** 20-21, & 28, AND EXHIBIT 9, PAGE 26.

16. **Requirement::** - Describe how open areas and recreational opportunities will result from improved water quality and how those will be used.
- Summary:** Effluent treated to the required standards will be used to irrigate the golf course, neighborhood parks, trails and other open activity areas, thus encouraging recreational opportunities for the area residents.
- Addressed on Page:** 17 & 23, EXHIBIT 8A, PAGE 25.
17. **Requirement::** - Describe potential use of lands associated with treatment works and increased access to water-based recreation, if applicable.
- Summary:** The property contained within the required setbacks will be used for acceptable non-residential uses such as Golf Course corridors which will provide beneficial activities and services to the area residents. Additional uses will include equestrian facilities, RV storage and open activity areas.
- Addressed on Page:** 8-12, 17, 21 & 23, EXHIBIT 8A.

REGULATIONS

18. **Requirement::** - Describe types of permits needed, including AZPDES, APP and reuse.
- Summary:** Permits required for the project include an Individual Aquifer Protection Program Permit (APP), and a Reclaimed Water Permit. The APP and Reclaimed Permit will be applied for starting in **2002**. The permit will be applied for as part of the phasing plan for the WWTP. A Stormwater Pollution Permit will be applied for as part of the grading permit application. (*Discussed in CAAG Amendment # 4, Section 7*)
- Addressed on Page:** Section 6, 27-30.
19. **Requirement::** - Describe restrictions on AZPDES permits, if needed, for discharge and sludge disposal.
- Summary:** No AZPDES Permit for discharge will be required for the Pecan Ranch WWTP. (*Discussed in CAAG Amendment # 4, Section 7*)
- Addressed on Page:** 28.

20. **Requirement::** - Provide documentation of communication with ADEQ Permitting Section 30 to 60 days prior to public hearing regarding the need for specific permits. (*Discussed in CAAG Amendment # 4*).
- Summary:** Meetings have been held with representatives from the ADEQ Permitting Section, and representatives of CAAG throughout the development of this plan. Sunbelt Utility Services, LLC. has been in regular contact with ADEQ engineering department.
- Addressed on Page:** Appendix F.
21. **Requirement::** - Describe pre-treatment requirements and method of adherence to requirements (Section 208 (b)(2)(D), CWA).
- Summary:** A pre-treatment program has been proposed in conformance with the Clean Water Act for Non-Domestic Waste. (*Discussed in CAAG Amendment # 4, Section 7*)
- Addressed on Page:** 27 & 28.
22. **Requirement::** - Identify, if appropriate, specific pollutants that will be produced from excavations and procedures that will protect ground and surface water quality (Section 208 (b)(2)(K) and Section 304, CWA).
- Summary:** A AZPDES Stormwater Pollution Prevention Permit will be obtained by the contractor prior to all construction of facilities within the proposed construction sites. (*Discussed in CAAG Amendment # 4, Section 7*)
- Addressed on Page:** 28.
23. **Requirement::** - Describe alternatives and recommendation in the disposition of sludge generated. (Section 405 CWA)
- Summary:** Sludge will be disposed of at a landfill which is state certified to accept wastewater sludge. Butterfield Station, located in Mobile, Arizona, will accept sludge from the wastewater treatment plant for disposal. (*Discussed in CAAG Amendment # 4, Section 7*).
- Addressed on Page:** 28.

24. **Requirement::** - Define any non-point issues related to the proposed facility and outline procedures to control them.

Summary: The only opportunity for non-point discharges is from the golf courses. The courses have been designed to retain runoff within the fairways and corridors. (*Discussed in CAAG Amendment # 4, Section 7*).

Addressed on Page: 28 & 29.

25. **Requirement::** - Define the process to handle all mining runoff, orphan sites and underground pollutants, if applicable.

Summary: There is an active commercial industrial gravel mine in the southeast corner of Section 22. No runoff occurs; the operation re-uses all the runoff. The chemicals used in the operation are regulated under ADEQ and Pinal County. Dust regulations are in place. There are no problems anticipated with this mine.

Addressed on Page: 9, 10 & 11.

26. **Requirement::** - If mining related, define where collection of pollutants has occurred, and what procedures are going to be initiated to contain contaminated areas.

Summary: There is an active commercial industrial gravel mine in the southeast corner of Section 22. No runoff occurs; the operation re-uses all the runoff. The chemicals used in the operation are regulated under ADEQ and Pinal County. Dust regulations are in place. There are no problems anticipated with this mine.

Addressed on Page: 9, 10, & 11.

27. **Requirement::** - If mining related, define what specialized procedures will be initiated for orphan sites, if applicable.

Summary: There is an active commercial industrial gravel mine in the southeast corner of Section 22. No runoff occurs; the operation re-uses all the runoff. The chemicals used in the operation are regulated under ADEQ and Pinal County. Dust regulations are in place. There are no problems anticipated with this mine.

Addressed on Page: 8, 9, 10, & 11.

CONSTRUCTION

28. **Requirement::** - Define construction priorities and time schedules for initiation and completion.
Summary: The WWTP will be built starting in 2003.
Addressed on Page: 15-16, & 18.
29. **Requirement::** - Identify agencies who will construct, operate and maintain the facilities and otherwise carry out the plan.
Summary: Johnson Utilities will provide sewer service for the Johnson Ranch Project. Johnson Utilities will construct, operate and maintain the sewer facilities.
Addressed on Page: 11-12, 16, & 23
30. **Requirement::** - Identify construction activity-related sources of pollution and set forth procedures and methods to control, to the extent feasible, such sources. (*Discussed in CAAG Amendment # 4, Section 7*)
Summary: The contractor shall comply with AZPDES and OSHA Permit regulations as they apply to construction activities and materials.
Addressed on Page: 28.

FINANCING AND OTHER MEASURES NECESSARY TO CARRY OUT THE PLAN

31. **Requirement::** - If plan proposes to take over certificated private utility, describe how, when and financing will be managed.
Summary: Johnson Utilities is the utility company approved by ACC for the major portion of the service area. AUSS is the utility company for The Links, Centex, and Cambria WWTP.
Addressed on Page: Section 7, pg 31 &n 32.

32. **Requirement::** - Describe any significant measure necessary to carry out the plan, e.g., institutional, financial, economic, etc.
- Summary:** The project financing for Johnson Utilities is described within Section 7, Project Financing. The CC&N has been approved by the ACC.
- Addressed on Page:** 30 & 31.
33. **Requirement::** - Describe proposed method(s) of community financing.
- Summary:** The project financing for Johnson Utilities is described within Section 7, Project Financing.
- Addressed on Page:** 30 & 31.
34. **Requirement::** - Provide financial information to assure DMA has financial capability to operate and maintain wastewater system over its useful life.
- Summary:** Although Johnson Utilities is not a DMA, the project financing for Johnson Utilities is described within Section 7, Project Financing.
- Addressed on Page:** 30 & 31.
35. **Requirement::** - Provide a time line outlining period of time necessary for carrying out plan implementation.
- Summary:** The Builders have estimated 6 years for the project to be built out. At full build-out, the wastewater treatment plant will have a capacity of 4.0 MGD to provide service for the proposed areas. Treatment and collection capacity will be built in phases to match the growth of each facility. It is anticipated that these plants will be operating at 100% efficiency within the next 15 to 20 years.
- Addressed on Page:** 15-18,19 & 21.
36. **Requirement::** -Provide financial information indicating the method and measures necessary to achieve project financing. (Section 201 CWA or Section 604 may apply.)
- Summary:** The project financing for Johnson Utilities is described within Section 7, Project Financing.
- Addressed on Page:** 30 & 31.

IMPLEMENTABILITY

37. **Requirement:** Describe impacts and implementability of Plan:
- Describe impacts on existing wastewater (WW) facilities, e.g., sanitary district, infrastructure/facilities and certificated areas.
- Summary:** There are no sanitary districts within the area, and the proposed wastewater treatment facility will be owned and operated by Johnson Utilities Co., L.L.C. Johnson Utilities is currently serving a portion of its certificated area.
- Addressed on Page:** 12-13, &16, and Exhibits 2, 3 & 3A.
38. **Requirement:** - Describe how and when existing package plants will be connected to a regional system.
- Summary:** There are no existing regional wastewater treatment plants within the area of Pecan Ranch, and the system will therefore not be connected to one. The two privately owned plants will eventually be phased out and the wastewater will be directed to the Pecan Ranch WWTP.
- Addressed on Page:** 1, & 12-13.
39. **Requirement:** - Describe the impact on communities and businesses affected by the plan.
- Summary:** The proposed wastewater treatment plant will have a beneficial affect on the area by providing better treatment of wastewater, eliminating a potential source of groundwater contamination, creating capacity for growth by providing the necessary infrastructure and creating recreational areas by the reuse of treated effluent as an irrigation source. The facilities also make housing available for the work force in the Florence area and creates employment opportunities in the southeast valley area.
- Addressed on Page:** 16-17, & 20-21.
40. **Requirement:** - If a municipal wastewater (WWT) system is proposed, describe how WWT service will be provided until the municipal system is completed; i.e., will package plants and septic systems be allowed and under what circumstances. (Interim services.)
- Summary:** During the initial phases, the SBR mechanical treatment facility will be operational before the proposed subdivisions are developed. The package plants will continue to serve their respective areas until infrastructure allows flows to be directed to Pecan Ranch WWTP.
- Addressed on Page:** 12- 13, & 20-21.

PUBLIC PARTICIPATION

41. **Requirement::** - Submit copy of mailing list used to notify the public of the public hearing on the 208 amendment. (40 CFR, Chapter 1, Part 25.5)

Summary: Provided by CAAG.

Addressed on Page: N/A.

42. **Requirement:** - List location where documents are available for review at least 30 days before public hearing.

Summary: Provided by CAAG.

Addressed on Page: N/A.

43. **Requirement::** - Submit copy of the public notice of the public hearing as well as an official affidavit of publication from the area newspaper. Clearly show the announcement appeared in the newspaper at least 45 days before the hearing.

Summary: Provided by CAAG.

Addressed on Page: N/A.

44. **Requirement::** - Submit affidavit of publication for official newspaper publication.

Summary: Provided by CAAG.

Addressed on Page: N/A.

45. **Requirement::** - Submit responsiveness summary for public hearing.

Summary: Provided by CAAG.

Addressed on Page: N/A.

APPENDIX B
SEWER BASIN FLOW CALCULATIONS

TABLE 3.2

A.U.S.S. - SEWER BASIN FLOWS FOR 12" TRUNK SEWER											
Subbasin Area By Section	Sewer Basin	Impact Point	Area Sewered (Acres)	Comm/School Area Sewered (Acres)	Dwelling Units Sewered	Population	Pop Peaking Factor	Storm Inflow (MGD)	Ave Daily Flow (MGD)	Peak Dry Weather Flow (MGD)	Peak Wet Weather Flow (MGD)
Castlegate Subdivision			470	10	1,407	3,658	2.06	0.118	0.339	0.699	0.816
Development SE 1/4 sec 22			160		250	650	2.53	0.040	0.059	0.148	0.188
Development NE1/4 Sec. 21			120		240	624	2.55	0.030	0.056	0.143	0.173
Ocotillo Meadows			40		253	658	2.53	0.010	0.059	0.150	0.160
Las Praderas			150		273	710	2.50	0.038	0.064	0.160	0.197
Cambria Homes			640		144	834	2.45	0.160	0.075	0.184	0.344
Links Estates			30		173	450	2.69	0.008	0.040	0.109	0.116
TOTALS			1,610	10	2,740	7,584	3.46	0.403	0.693	1.592	1.995

PECAN RANCH - SEWER BASIN FLOWS (BUILDOUT) PHASES A - D											
Subbasin Area	Sewer Basin	Impact Point	Area Sewered (Acres)	Common/School Area Sewered (Acres)	Dwelling Units Sewered	Population	Pop Peaking Factor	Storm Inflow (MGD)	Avg. Daily Flow (MGD)	Peak Dry Weather Flow (MGD)	Peak Wet Weather Flow (MGD)
a1			20	20	0	0	3.00	0.005	0.020	0.060	0.065
a2			111	111	0	0	3.00	0.028	0.111	0.333	0.361
a3			201		704	1830	2.23	0.050	0.165	0.367	0.418
a4			61		610	1586	2.27	0.015	0.143	0.324	0.339
Total A			393	131	1314	3416	2.63	0.098	0.438	1.084	1.183
b1			15	15	0	0	3.00	0.004	0.015	0.045	0.049
b2			35	35	0	0	3.00	0.009	0.035	0.105	0.114
b3			93		279	725	2.49	0.023	0.065	0.163	0.186
b4			90		315	819	2.45	0.023	0.074	0.181	0.203
b5			17		85	221	3.09	0.004	0.020	0.061	0.066
Total B			836	50	2628	6833	3.51	0.209	0.927	0.150	0.617
TOTAL			1229	181	3942	10249	3.07	0.307	1.365	1.234	1.800

APPENDIX C
ADEQ AND CAAG CORRESPONDANCE